

# \$639,900 - 32 St. Andrews Close, Lyalta

MLS® #A2183078

## \$639,900

4 Bedroom, 3.00 Bathroom, 2,337 sqft

Residential on 0.10 Acres

Lakes of Muirfield, Lyalta, Alberta

This 2337 sq ft, four bedroom two-story home offers a perfect blend of comfort and functionality. Built on a serene setting with no neighbors behind on a quiet cul de sac! Also located in a beautiful golf course community, Lakes of Muirfield. On the main floor, you will find a spacious open plan with a kitchen designed with modern appliances and ample counter space, ideal for cooking and entertaining. Enjoy the extended island, quartz counters, gas cooktop and wall oven. The open concept flows in the the dining room and living room surrounded by windows with beautiful views of the backyard and the ponds beyond. The main floor also has a flex room that can serve as a guest bedroom, home office, or playroom, providing versatility to suit your lifestyle. There is also a full bathroom conveniently located on the main floor, offering accessibility for guests and family alike. As you move to the upper floor, there are three generously sized bedrooms with large windows that allow plenty of natural light. The primary suite features a luxurious 5-piece ensuite bathroom with double sinks, a soaking tub, and a separate shower. A dedicated laundry room is located on the upper level for ease of use. Additionally, there is a spacious bonus room that can serve as a media room, play area, or additional lounge space, providing extra room for recreational activities. You will also enjoy the convenience of a double attached garage. Lakes of Muirfield is located 20 minutes outside Calgary and close



proximity to Chestermere and Strathmore.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2183078               |
| Price          | \$639,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,337                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 32 St. Andrews Close |
| Subdivision | Lakes of Muirfield   |
| City        | Lyalta               |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T0J 1Y1              |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Golf Course, Picnic Area, Playground, Recreation Facilities, RV/Boat Storage, Trash |
| Parking Spaces | 4  |
| Parking        | Aggregate, Double Garage Attached, Insulated   |
| # of Garages   | 2  |
| Waterfront     | Pond   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator                                |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind, On Golf Course, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 10th, 2024 |
| Days on Market | 214                 |
| Zoning         | R-2                 |
| HOA Fees       | 85                  |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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